



# Town Council Agenda Report

**SUBJECT:** RESOLUTION - Plat - Pine Meadow Estates Plat

**TITLE OF AGENDA ITEM:**

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING A BOUNDARY PLAT AND AUTHORIZING THE MAYOR AND TOWN CLERK TO ACKNOWLEDGE SUCH APPROVAL BY AFFIXING THE MAYOR'S SIGNATURE AND THE TOWN SEAL TO SUCH PLAT; AND PROVIDING AN EFFECTIVE DATE.

(P 8-3-99 - Associated Engineers of South Florida, Inc., Petitioner/Alice U. Butler & David A. Clark, Owners - 2201 SW 136 Avenue. Generally located on the west side of SW 136 Avenue approximately 1/4 mile north of SW 26 Street.)

**REPORT IN BRIEF:**

The proposed plat consists of approximately 4.63 acres and restricts development to 4 detached single-family homes with access provided from SW 136 Avenue.

The plat is in conformance with Town Code requirements and can be considered in final form.

**PREVIOUS ACTIONS:** None

**CONCURRENCES:**

The Planning and Zoning Board recommended approval subject to the Planning Report (5-0) October 27, 1999.

Staff recommends approval of the proposed plat subject to the following:

1. Providing an executed Recreational Impact Fee Agreement, prior to the issuance of a building permit.
2. Approval shall be subject to sufficient capacity of the regional road network as determined by Broward County. In the event sufficient capacity is not met, the plat shall be deemed denied by the Town of Davie.

**FISCAL IMPACT**

Is appropriation required?	no
Funding appropriated?	no

**RECOMMENDATION(S):**

Motion to approve the resolution.

**Attachment(s):** Resolution with backup, Land Use Map, Subject Site Map, and Aerial.

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING A BOUNDARY PLAT AND AUTHORIZING THE MAYOR AND TOWN CLERK TO ACKNOWLEDGE SUCH APPROVAL BY AFFIXING THE MAYOR'S SIGNATURE AND THE TOWN SEAL TO SUCH PLAT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the proposed boundary plat to be known as the Pine Meadow Estates Plat has been approved by the Town Planning and Zoning Board on November 10, 1999.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF DAVIE, FLORIDA:

SECTION 1. The boundary plat known as the Pine Meadow Estates Plat is hereby approved subject to staff's recommendations and conditions on the planning report which is attached hereto as Exhibit "A" and made a part hereof.

SECTION 2. The Mayor is authorized to sign such plat on behalf of the Town and the Town Clerk is directed to affix to such plat the Town seal.

SECTION 3. This Resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1999.

\_\_\_\_\_  
MAYOR/COUNCILMEMBER

Attest:

\_\_\_\_\_  
TOWN CLERK

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1999.

**Application #:** P 8-3-99  
Pine Meadow Estates Plat

**Revisions:**

**Exhibit "A"**

**Original Report Date:** October 20, 1999

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**TOWN OF DAVIE  
Development Services Department  
Planning & Zoning Division Staff  
Report and Recommendation**

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**APPLICANT INFORMATION**

**Owner:** Alice U. Butler &  
David A. Clark

**Agent:** Gustavo Aguirre

**Name:**  
Florida, Inc.

**Name:** Associated Engineers of South

**Address:** 7499 Pembroke Road

**Address:** 5450 Griffin Road

**City:** Hollywood, FL 33023

**City:** Davie, FL 33314

**Phone:** (954) 423-2354

**Phone:** (954) 584-6880

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**Background Information**

**Application Request:** Approval of the resolution for the proposed boundary plat.

**Address/Location:** 2201 SW 136 Avenue, Generally located on the west side of SW 136 Avenue approximately 1/4 mile north of SW 26 Street.

**Land Use Plan Designation:** Residential (1 du/ac)

**Existing Zoning:** R-1

**Existing Use:** Vacant

**Proposed Use:** 4 Single Family Residential lots with access from SW 136 Avenue

**Parcel Size:** 4.63 acres

**Surrounding Land Use:**

**North:** Residential (1 du/ac)

**South:** Residential (1 du/ac)

**East:** Residential (1 du/ac)

**West:** Residential (1 du/ac)

**Surrounding Zoning:**

**North:** R-1

**South:** R-1

**East:** R-1

**West:** R-1

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**Zoning History**

**Related Zoning History:** None

**Previous Request on same property:** None

**Development Plan Details**

**Development Details:**

The Applicant's SUBMISSION indicates the following:

1. The site area consists of approximately 201,775.76 square feet or 4.63 acres
2. The plat provides for a 50' access opening and non-vehicular access line along the remaining portion of the east limits of the site.
3. A 15' Drainage easement is reflected along the south limits of the site.
4. A 10' utility easement is reflected the entire limits of the plat.

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**Summary of Significant Development Review Agency Comments**

None

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**Applicable Codes and Ordinances**

Land Development Code Section 12-360(B)(1) requires platting of those parcels of land which are not recorded in Broward County prior to June 4, 1953.

Land Development Code Section 12-366(C) allows the Developer to pay a fee in lieu of dedicating 10 acres of land per 1,000 population for recreation and open space, in concert with Section 12-323(F)(2).

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**Comprehensive Plan Considerations**

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section of the Town north of Orange Drive and south of SW 14 Street, and bound on the west by Interstate 75 and on the east by Flamingo Road. The predominant existing and planned land use is single family residential with a density of 1 dwelling unit per acre in this planned area.

**Flexibility Zone:** The proposed plat is in Flexibility Zone 113.

**Broward County Land Use Plan:** None

**Concurrency Considerations:** Approval shall be subject to sufficient capacity of the regional road network as determined by Broward County. In the event sufficient capacity is not met, the plat shall be deemed denied by the Town of Davie.

**Applicable Goals, Objectives & Policies:** None

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### **Staff Analysis**

The proposed plat is compatible with the Comprehensive Plan and Land Development regulations as it relates to use, location, size, and access to the site.

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### **Findings of Fact**

None

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### **Staff Recommendation**

**Recommendation:** Staff recommends approval of the proposed plat subject to the following:

1. Subject to providing an executed Recreational Impact Fee Agreement, prior to the issuance of a building permit.
  2. Approval shall be subject to sufficient capacity of the regional road network as determined by Broward County. In the event sufficient capacity is not met, the plat shall be deemed denied by the Town of Davie.
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### **Planning and Zoning Board**

**PLANNING AND ZONING BOARD RECOMMENDATION:** Motion to recommend APPROVAL subject to the planning report (5-0), October 27, 1999.

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### **Davie Town Council**

Motion to approve the resolution subject to the planning report.

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**Resolution with backup**

**Land Use map**

**Subject Site map**

**Aerial**

**Prepared By: \_\_\_\_\_**

**Reviewed By: \_\_\_\_\_**

**TOWN OF DAVIE**  
DEVELOPMENT REVIEW REPORT

**Name:** Pine Meadow Estates

**Date:** September 8, 1999

**Number:** P 8-3-99

**PROJECT DESCRIPTION**

**Location:** Generally located on the west side of SW 136 Avenue approximately 1/4 mile north of SW 26 Street.

**Platted:** Yes \_\_ No X      **Required:** Yes X No \_\_

**Acreage/Existing use:** 4.63 acres/Vacant

**Proposed Use/Density:** 4 Single Family Residential lots

**Land Use/Zoning:** Residential (1 du/ac)/R-1

**Existing Uses:**

North: Single Family Residential

South: Single Family Residential

East: Vacant

West: Single Family Residential

**Adjacent Land Use/Zoning:**

North: Residential (1 du/ac)/R-1

South: Residential (1 du/ac)/R-1

East: Residential (1 du/ac)/R-1

West: Residential (1 du/ac)/R-1

**SERVICES**

**Wastewater:** Located within Town of Davie service area unless otherwise provided for by the Town of Davie.

**Potable Water:** Located within Town of Davie service area unless otherwise provided for by the Town of Davie.

**Future Land Use Plan:** Consistent with plan designation.

**Drainage:** Must meet District and Town retention requirements.

**Solid Waste:** Provider - Private carting company.

**Fire Protection:** See attached comments.

**Administration:** See attached comments.

**Parks and Recreation:** See attached comments.

**Regional Transportation:** Impacts SW 136 Avenue.

EXISTING ZONING: R-1

PROPOSED ZONING: R-1

LAND USE DESIGNATION: Residential (1 DU/AC)

TOWN OF DAVIE USE ONLY

PLAT NO. P8-3-99

FEE. \$ 106.86

Receipt No. 7709

RECEIVED  
AUG 25 1999

TOWN OF DAVIE  
PLANNING & ZONING DEPARTMENT

TOWN OF DAVIE  
PLAT REVIEW APPLICATION

NOTE: INFORMATION MUST BE TYPED AND NOTARIZED)  
Make Checks payable to TOWN OF DAVIE

DATE FILED: August 3, 1999

FINAL PLAT: \_\_\_\_\_

PRELIMINARY PLAT: X

NON-RESIDENTIAL: \_\_\_\_\_

RESIDENTIAL: X

ACREAGE: 4.63

NO. OF UNITS: Four (4)

PROPOSED SUBDIVISION NAME: Pine Meadow Estates

ADDRESS AND/OR LOCATION: 2201 SW 136<sup>th</sup> AVENUE

LEGAL DESCRIPTION: The East one half (E ½) of Tract 52 less the S.W. 136th Ave.  
road Right-of-Way in Sec. 15-50S-40E of "Florida Fruit Lands Company's  
Subdivision No. 1", according to the Plat thereof as recorded in P.B. 2, Pg. 17 of  
NAME OF OWNER OF PROPERTY: the Public Records of Dade County, Florida.

Alice U. Butler and David A. Clark  
ADDRESS:  
7499 Pembroke Road, Hollywood, FL 33023

REGISTERED ENGINEER/SURVEYOR RESPONSIBLE FOR PLAT: Associated Engineers of  
South Florida, Inc.

ADDRESS: 5450 Griffin Road  
Davie, FL 33314

PHONE: (954) 584-6880

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*Pre-Conference Mtg 8/25/99*

OFFICE USE ONLY

Approved as to form: gib 8/25/99

Fee paid: \$ 106.86

Development Review Committee: 9/14/99

Planning and Zoning Board: 10/13/99

Town Council: \_\_\_\_\_



Alice U. Butler & David A. Clark  
OWNER'S NAME(S)

Alice U. Butler & David A. Clark  
OWNER'S SIGNATURE (ALL OWNERS MUST SIGN)

7499 Pembroke Road  
ADDRESS

Hollywood, FL 33024  
CITY, STATE, ZIP

(954) 423-2354  
PHONE

The foregoing instrument was acknowledged before me  
this 3rd day of August, 1999, by  
Alice U. Butler & David A. Clark who is personally  
known to me or who has produced Florida  
Driver Licenses  
as identification and who did take an oath.

NOTARY PUBLIC:

Sign: Laura E. Hawks

Print: Laura E. Hawks

My Commission Expires:

NOTARY SEAL  
LAURA E. HAWKS  
NOTARY PUBLIC STATE OF FLORIDA  
COMMISSION NO. CC799985  
MY COMMISSION EXP. JAN. 30, 2003

Associated Engineers of South Florida, Inc.  
PETITIONER'S NAME

Gustavo X. Aguirre Pres.  
PETITIONER'S SIGNATURE  
By: Gustavo X. Aguirre

5450 Griffin Road  
ADDRESS

Davie, FL 33314  
CITY, STATE, ZIP

(954) 584-6880  
PHONE

The foregoing instrument was acknowledged before me  
this 3rd day of August, 1999, by  
Gustavo X. Aguirre who is personally  
known to me or who has produced \_\_\_\_\_  
as identification and who did take an oath.

NOTARY PUBLIC:

Sign: Laura E. Hawks

Print: Laura E. Hawks

My Commission Expires:

NOTARY SEAL  
LAURA E. HAWKS  
NOTARY PUBLIC STATE OF FLORIDA  
COMMISSION NO. CC799985  
MY COMMISSION EXP. JAN. 30, 2003

OFFICE USE ONLY

REF. = IRON PEGS  
N.T. = WIRE FENCE  
7.35' = DEMOTES EXISTING TERRAIN ELEVATION

#### FLOOD ZONE INFORMATION

COMMUNITY # > 120035  
PANEL # & SUFFIX > 0195 F  
FLOOD ZONE > AH  
BASE FLOOD EL. > 7.00  
LOWEST FLOOR EL. > HOUSE: N/A  
GARAGE: N/A  
DATE OF FIRM > 08 / 18 / 92

#### ELEVATION NOTES:

LIVING AREA LOWEST FLOOR EL. = N/A  
LOWEST GRADE ADJACENT TO BLDG. = N/A  
APPLICABLE DIAGRAM NO. IS 1

#### SURVEYOR'S NOTES:

\*ELEVATIONS SHOWN HEREON ARE NATIONAL  
GEODETIC VERTICAL DATUM OF 1989.  
\*NO ATTEMPT WAS MADE TO LOCATE  
UNDERGROUND ENCROACHMENTS.  
\*BEARINGS HEREIN ARE IN REFERENCE TO THE  
SUBJECT PLAT, SPECIFICALLY THE BEARING OF  
THE:

#### PROPERTY ADDRESS

S.W. 136th AVE. NORTH OF S.W. 24th STREET  
DAVIE, FLORIDA

#### LEGAL DESCRIPTION

THE EAST ONE HALF (E1/2) OF TRACT FIFTY TWO (52), LESS THE SOUTHWEST 136th AVE.  
ROAD RIGHT OF WAY IN SEC. 15, TOWNSHIP 50 SOUTH, RANGE 40 EAST, OF : "FLORIDA  
FRUIT LANDS COMPANY'S SUBDIVISION No. 1" ACCORDING TO THE PLAT THEREOF,  
RECORDED IN PLAT BOOK 2 PAGE 17, OF THE PUBLIC RECORDS OF DADE COUNTY,  
FLORIDA,  
SAID LANDS SITUATE LYING AND BEING IN THE TOWN OF DAVIE, BROWARD COUNTY,  
FLORIDA, CONTAINING 30.9 Ac. MORE OR LESS.

ALICE U. BUTLER & DAVID A. CLARK

I HEREBY CERTIFY TO: \_\_\_\_\_  
SKETCH OF SURVEY OF THE ABOVE DESCRIBED PROPERTY, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE  
SURVEYED AND PLOTTED UNDER MY RESPONSIBLE DIRECTION AND THAT THERE ARE NO ABOVEGROUND ENCROACHMENTS.  
FURTHER CERTIFY THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYS, PURSUANT TO SECTION  
ADOPTED IN CHAPTER 61G17-6.003, FLORIDA ADMINISTRATIVE CODE, EFFECTIVE OCTOBER 1993.

NOTE: AS SPECIFIED BY STATE LAW, ALL LAND SURVEYORS ARE RESTRICTED TO THE USE OF PLATS OF RECORD &  
NO RESEARCH OF THE PUBLIC RECORDS HAS BEEN CONDUCTED BY SURVEYOR, REGARDING SUBJECT PROPERTY, NO &  
TITLE IS BEING MADE TO SUBJECT PROPERTY HEREWITH.

EL'S ARE RELATIVE TO B.M. No. 1103 OF BROWARD, COUNTY EL. #.000 N.G.V.D. OF 1929, LOCATED AT: "X" CUT  
ASSOCIATED ENGINEERS & SURVEYORS 30' WE:  
OF SOUTH FLORIDA, CORPORATION AVENUE  
L.B. # 0006827 SOUTH:  
NOT VALID WITHOUT THE ORIGINAL RAISED  
SEAL AND SIGNATURE OF A FLORIDA LICENSED  
SURVEYOR AND MAPPER.

CERTIFIED BY

DATE:

FRANCISCO A. AGUIRRE, P.E., P.L.S.

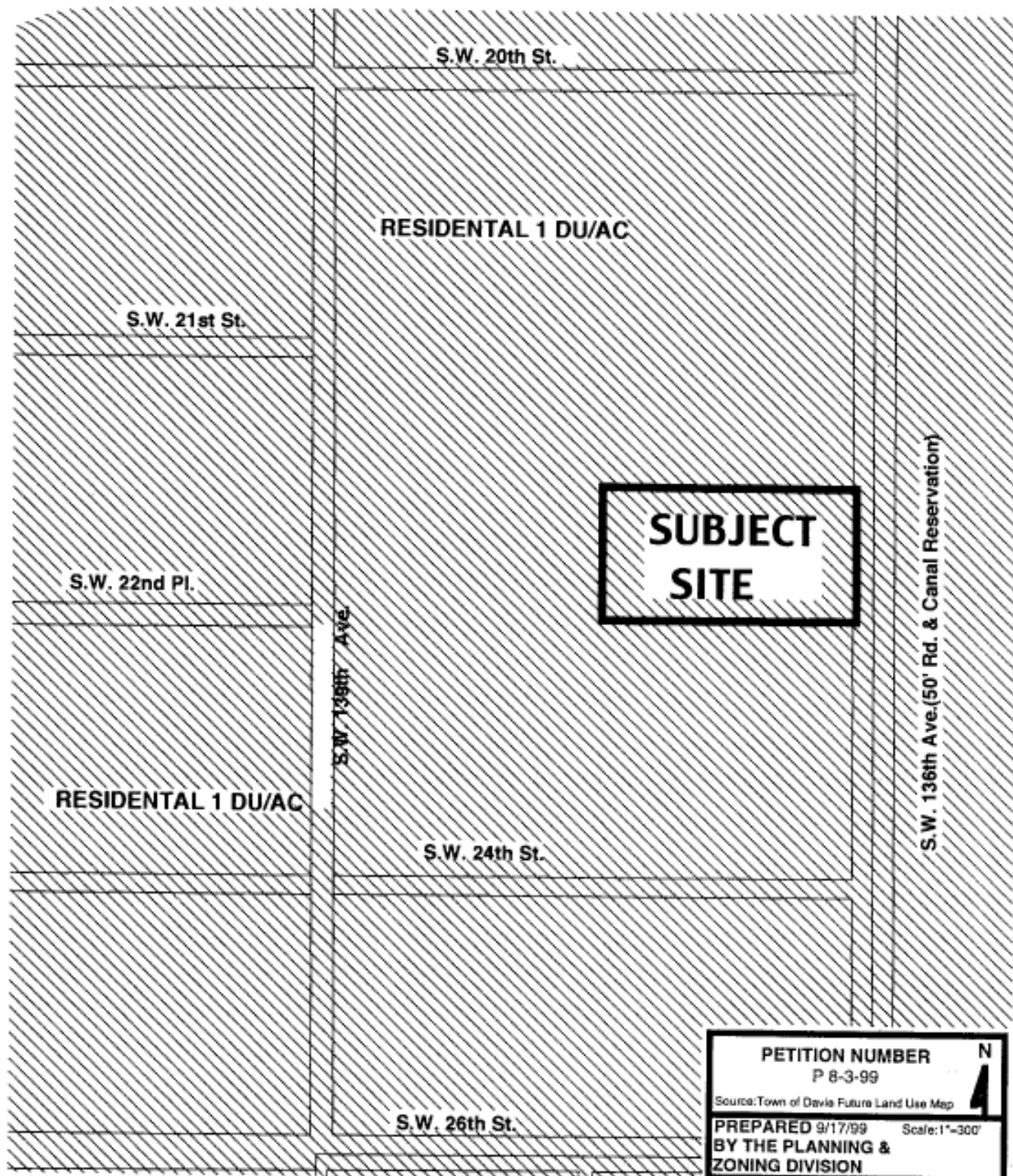
8/23/99

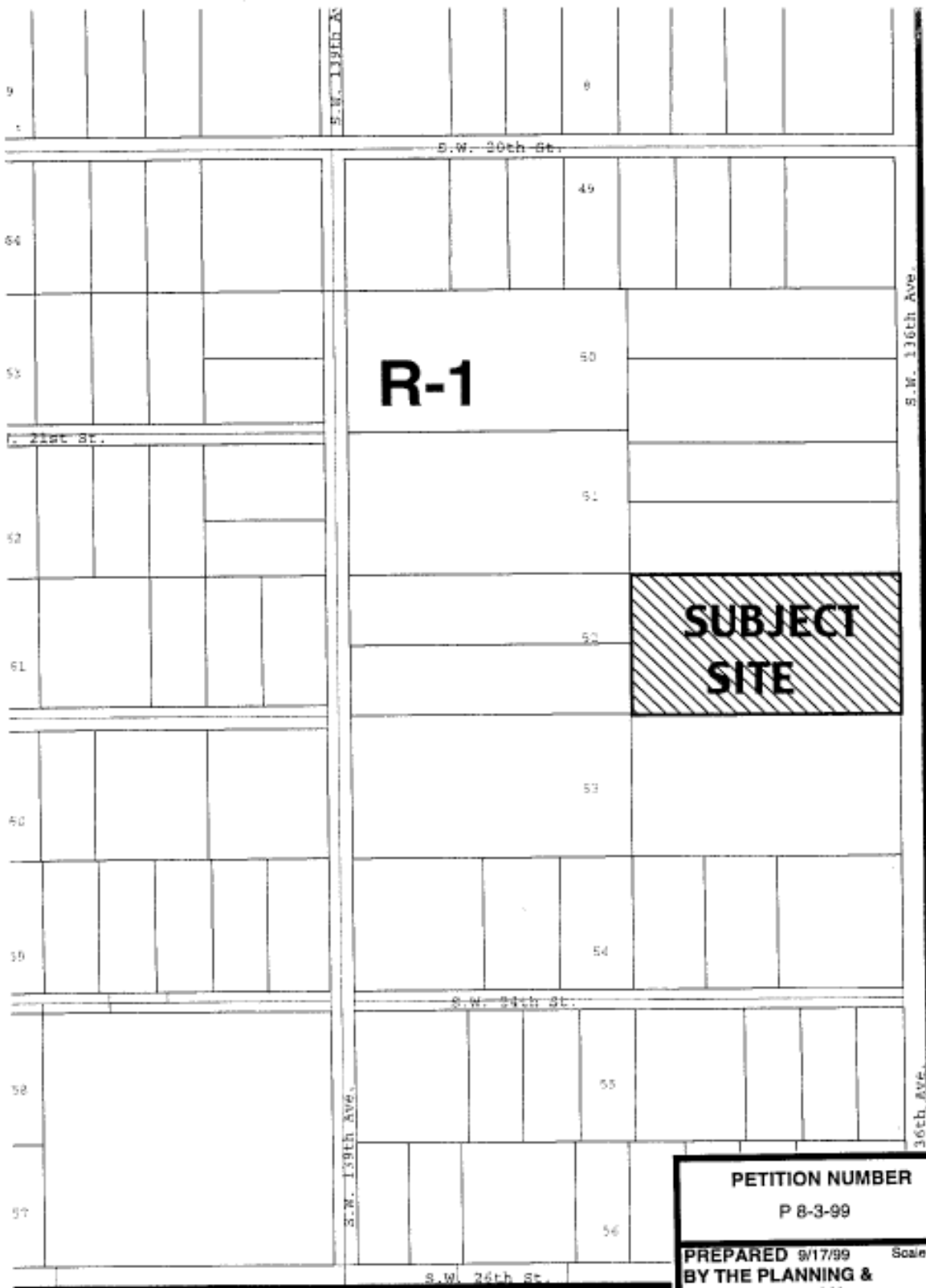
FIELD WORK:

7-7-99

DRAWN:

L.C.H.





PETITION NUMBER

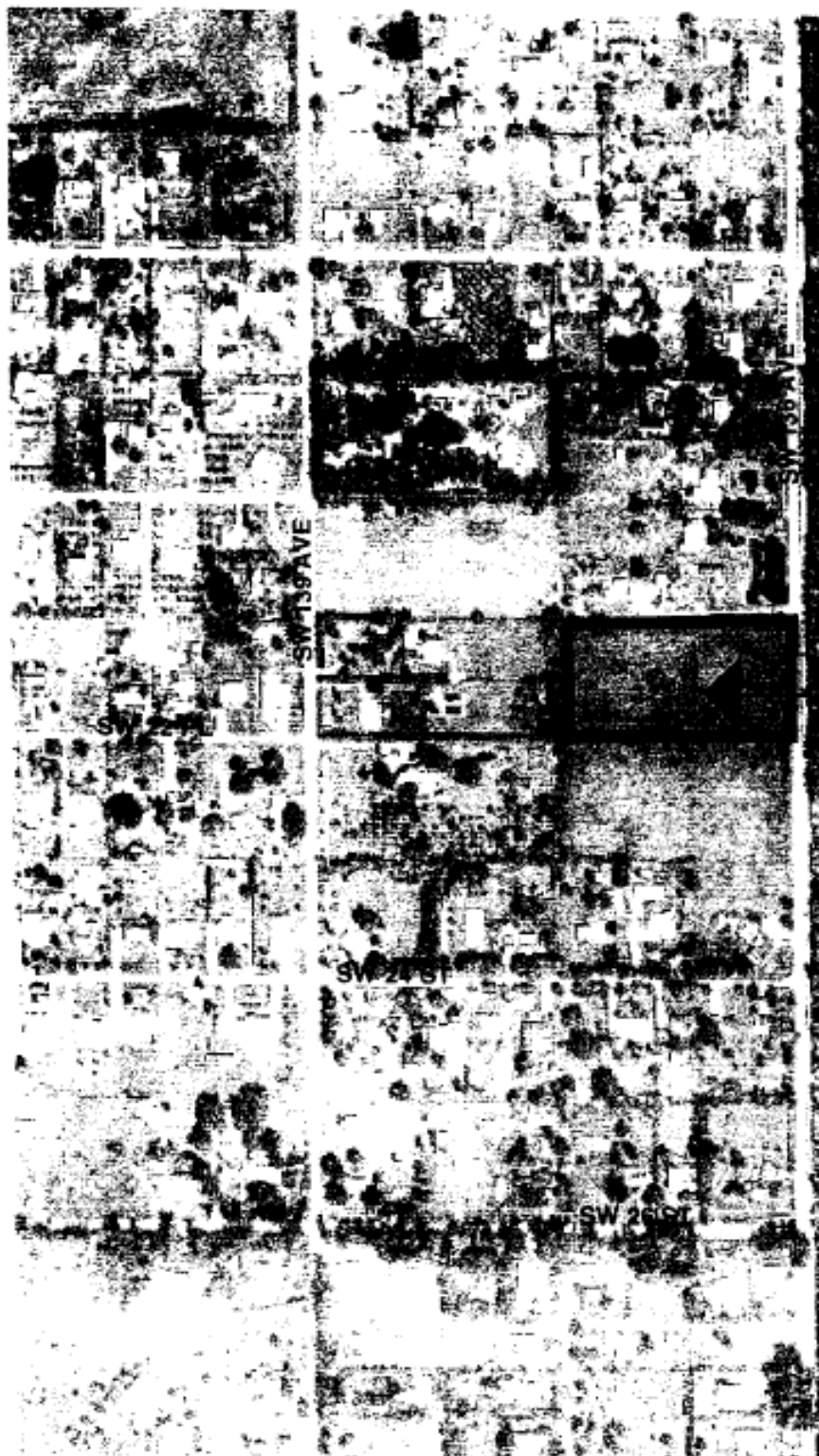
P 8-3-99

N  
4

PREPARED 9/17/99  
BY THE PLANNING &  
ZONING DIVISION

Scale: 1"=300'





**SUBJECT  
SITE**

**N** DATE FLOWN  
**↑** JANUARY 1998  
SCALE: nts  
P 8-3-99